



BOARD OF ADJUSTMENT

AGENDAS & MINUTES

OCTOBER 1, 2012

The Sussex County Board of Adjustment will hold a public hearing on Monday evening, OCTOBER 1, 2012, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

1. Hearings

- Case No. 11051 Colonial East LP – north of Road 270 (Wolf Neck Road) east of Route 1 (Coastal Highway) (Tax Map I.D. 3-34-6.00-335.01).
A special use exception to place a billboard and a variance from the required side yard setback, a variance from the maximum square footage, maximum height requirement and distance from another billboard.
- Case No. 11052 Stephen Peter Somers – east of Road 357 (Cedar Neck Road) north east corner of south Orlando Avenue and Lloyd Street, being Lot 69 within Murray Estates development (Tax Map I.D. 1-34-9.00-353.00).
A variance from the front yard corner side yard setback requirement.
- Case No. 11053 Joseph & Bella Ingui – west of Road 273 (Country Club Road) north of Winner Circle, being Lot 30 within Stable Farm development (Tax Map I.D. 3-34-19.00-1343.00).
A variance from the front yard setback requirement.
- Case No. 11054 36 Builders d/b/a Insight Homes – north of Route 88 (Cave Neck Road) north of Riverstone Drive, being Lot 168 within Windstone development (Tax Map I.D. 2-35-22.00-1140.00).
A variance from the side yard and rear yard setback requirement.

- Case No. 11055 36 Builders d/b/a Insight Homes – north of Route 88 (Cave Neck Road) north of Riverstone Drive, being Lot 165 within Windstone development (Tax Map I.D. 2-35-22.00-1137.00)
A variance from the rear yard setback requirement.
- Case No. 11056 Helen E. Peterson, heirs, c/o of Hersechel Showell – north of Armory Road approximately 410 feet west of Road 340 (Townsend Road) (Tax Map I.D. 4-33-6.00-41.00).
A special use exception to replace a manufactured home in a MR Medium Density District.
- Case No. 11057 Dorothy P. Palmer – south of Route 54 (lighthouse Road) west of Cleveland Avenue, being Lot 41 Block 4 within Cape Windsor development (Tax Map I.D. 5-33-20.14-52.00).
A variance from the side yard and rear yard setback requirement.
- Case No. 11058 Flexera Inc. – north of Road 368 (Beaver Dam Road) located in common area “B” within Forest Reach development (Tax Map I.D. 1-34-16.00-296.03)
A variance from the front yard setback requirement.
- Case No. 11059 Pat Williamson & Harold Smith – south of Route 1 (Coastal Highway) northwest of Delaware Avenue, being Lot K-70 within Sea Air a mobile home park (Tax Map I.D. 3-34-13.00-310.00 Unit 3415).
A variance from the separation requirement between units in a mobile home park.
- Case No. 11060 Michael J. Cummings – south of Route 54 (Lighthouse Road) south of Maple Lane, being Lot 30 within Keen-Wik development (Tax Map I.D. 5-33-19.16-48.00).
A variance from the side yard setback requirement.
- Case No. 11061 William & Gail Noel – south of Route 54 (Lighthouse Road) east of Walnut Lane, being Lot 5 within Keen-Wik development (Tax Map I.D. 5-33-19.12-103.00)
A variance from the side yard setback requirement.
- Case No. 11062 Paul M. & Cynthia M. Pennachi – north of Route 16 (Broadkill Road) southeast corner of

Bayshore Drive and Georgia Avenue, being Lot 14 Block G within Broadkill Beach development (Tax Map I.D. 2-35-3.16 74.00).

A variance from the corner side yard setback requirement.

Case No. 11063 Michael V. Erixson – northeast of Route 13A (Seaford Road) approximately 500 feet north of Road 485A (Easter Lane) (Tax Map I.D. 1-32-7.00-5.00).
A special use exception to retain a single wide manufactured home on less than ten (10) acres.

Case No. 11064 Donald F. Dailey Jr. – south of Route 54 (Lighthouse Road) west of Cleveland Avenue, being Lot 40 within Cape Windsor development (Tax Map I.D. 5-33-20.14-53.00).
A variance from the side yard, front yard, and rear yard setback requirement.

Case No. 11065 Robert Semone – northeast of Road 357 north of Bayberry Court, being Lot 51 within Quillen's Point development (Tax Map I.D. 1-34-5.00-363.00).
A variance from the side yard setback requirement.

OLD BUSINESS

Case No. 11044 Deborah Seifrit & Stella Greenberg – south of Route 277 (Angola Road) east of Angola Road East, being Lot 7 & ½ Lot 8 within Angola by the Bay development (Tax Map I.D. 2-34-11.16-97.00).
A variance from the side yard & front yard setback requirement.

Case No. 11047 Softball World LLC – south of Route 9 (Lewes Georgetown Highway) 2,300 feet west of Road 321 (Park Avenue) (Tax Map I.D. 1-35-15.00-82.00).
A variance for an additional ground sign and a variance from the required square feet for an on-premises ground sign.

Case No. 11048 Lewes Auto Mall, LLC – east of Route 1 (Coastal Highway)

south of Marsh Road (Tax Map I.D. 3-34-6.00-33.00)
A variance from the landscape buffer required in a highway
corridor overlay zoning district.

Case No. 11049 Joann M. Darlington – northwest of Route 16 (Broadkill Road)
northwest of Georgia Avenue, being Lot 6 Block H
within Broadkill Beach, North Shores development
(Tax Map I.D.2-35-3.16-59.00).
A variance from the front yard and side yard setback
requirement.

Pursuant to 29 Del.C §04 (e) (2) Agenda items as listed may not be considered in
sequence. This Agenda is subject to change to include additional items including
Executive Sessions or the deletion of items including Executive Sessions, which arise at
the time of the Meeting.

POSTED: September 4, 2012

REVISED: September 25, 2012 (to include old business Case Nos. 11044, 11047, 11048,
and 11049)

REVISED: October 1, 2012 (to remove minutes of September 24, 2012)